

BASIC PRESENT VALUE ANALYSIS

Building Name Warwick - ICE
Building Street Address 443 Jefferson Blvd.
Building City, State, Zip Code Warwick, RI 02886
Offeror's Name Cape Moraine, LLC
Client Agency ICE

Discount Rate 5.00%
Escalation Rate 2.50%
Parking Escalation Rate 2.50%

Present Value per USF (b) (4)

Term

		Years	Months
Total Term to be Evaluated Per RLP, in Months	180	15	0
Initial Term (months)	180	15	0
Renewal Term (months)	0	0	0

Square Footage & Parking

Rentable Square Feet	24,077	R/U Factor	1.169979105
ANSI/BOMA Office Area (Usable)	20,579		
Structured Parking Spaces	0		
Surface Parking Spaces	130		

Rent

Does Shell Rent Step? (Y/N)	N
Does Parking Rate Step? (Y/N)	n
Does Parking Rate Escalate? (Y/N)	n
Does Offer Include Free Rent? (Y/N)	n

Initial Term

	Rate per USF	Annual Rent
Shell Rent	(b) (4)	\$ 521,060.28
Op Cost (in Lease)	(b) (4)	\$ (b) (4)
Op Cost (Government)	(b) (4)	\$ (b) (4)
Amortization of TIA	(b) (4)	\$ (b) (4)
Total Lessor's Overhead and Fees	(b) (4)	\$ (b) (4)
Rate Per Sq Ft for Security	(b) (4)	\$ (b) (4)
Structured Parking Rate	(b) (4)	\$ (b) (4)
Surface Parking Rate	(b) (4)	\$ (b) (4)

Tenant Improvement Allowance

	Office Area (Usable)	Total TIA Principal	
Total TIA Rate pusf provided in Annual Rent	(b) (4)	\$ (b) (4)	
Lessor's Amortization Rate	(b) (4)		Months
Term in Months to Amortize TIA	(b) (4)	15	0
Total Lessor's Overhead and Fees	(b) (4)		

Overtime Utilities

Number of Estimate Hours	0	Annual OT Charge	
Rate Per Hour	(b) (4)	\$ -	
Does Overtime Charge Escalate? (Y/N)	n		

Lump Sum and Broker Credit

Total Lump Sum	(b) (4)
Commission Credit	(b) (4)

Building Specific Amortized Capital

Total Cost of Security	(b) (4)	Years	Months
Security Amortization Rate	(b) (4)	15	0
Term in Month to Amortize Security	(b) (4)		
Rate Per Sq Ft for Security	(b) (4)		

General

Present Value Calculation

Present Value For This Offer	\$ 40.34
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All amounts shown as Rate per USF

Year	Shell Rental	Op Cost (in Lease)	Op Cost (Gov't)	TI	Lessor TI OH	Bldg Spec Amort Cap	Overtime Utilities	Structured Parking	Surface Parking	Total Rate psf	Annual Rent	Free Rent Value	Annual Less Free Rent	Commission Credit	Less Credit
1	<div>(b) (4)</div>														
2															
3															
4															
5															
6															
7															
8															
9															
10															
11															
12															
13															
14															
15															

Free Rent Input

Input Value for Each Year(partial year)

Year	Months Free	Shell (Y or N)	Op Cost (Y or N)	TI (Y or N)	Security (Y or N)	Structured (Y or N)	Surface (Y or N)	Value of Free Rent
2017								
2018								
2019								
2020								
2021								
2022								
2023								
2024								
2025								
2026								
2027								
2028								
2029								
2030								

1

(b) (4)

2

3

4

5

6

7

8

9

10

11

12

13

14

14
15

15

[illegible]

(b) (4)

(b) (4)

Offeror's Tenant Improvement Fee Schedule

	Sub Totals	Order of Precedence	How the Fee Schedule Figures are computed
Usable Square Feet of Offer	20,579		
Archtectural/Engineering Fee (Enter either Rate, Percentage, or Flat Fee)		1	
Rate per USF	(b) (4)		
Percentage	(b) (4)		
Percentage Basis			Total TI Allowance (D17) / (1+ A/E Fee Percentage (B7) = Newly established percentage basis (B8)
Flat Fee			No A/E Fees have been input. Please check cells B12, B13, and B15
Lessor's Project Management Fee		2	
Total Subcontract Costs or Other			Total TI Allowance (D17) * P.M. Fee % (B11) = D12
Other Fees			
Total Fee Cost			Total Fees = AE Fee (D9), Lessor's O/H and Profit (D12)
Total Allowance			
Total Lessor's Overhead and Fees			Lessor's Total Overhead and Fees = Total Fee Cost (D16) / Total Allowance (D17)